

one

Mercantile

LEASING BROCHURE



PROPERTY OVERVIEW

One Mercantile (formerly the Unum building), located at One Mercantile Street in downtown Worcester, is situated in the heart of Worcester's thriving business district. Centrally located in New England to all major cities, this top-of-class, one of a kind asset is primed for business relocation and expansion, while retaining and recruiting a talented workforce. This seven-story, 214,000 square-foot LEED Silver sustainable office building was constructed in 2012, making it the newest Class A building in Worcester. The property has a newly-renovated 860-car parking garage and up to 100,000 square feet of space for tenants. The building is zoned to accommodate a variety of industries and offers tenants easy access to all points within the downtown.

AVAILABLE SPACES FOR SUBLEASE

The property has up to 100,000 square feet of space available for sublease consisting of the following:

- 75,000 square feet of contiguous space on floors 2, 3 and 4
- 25,000 square feet on the 6th floor
- Each floor consists of 25,000 square feet and can subdivide to approximately 5,000 square feet

BUILDING AND SURROUNDING AREA

- Corporate HQ opportunity in LEED Silver certified building
- Newest, Class A constructed office building in the city of Worcester
- Branding/corporate signage opportunities
- Numerous workstations offer a "plug and play" office environment
- On-site fitness center
- On-site conference facilities/training facilities
- Adjacent renovated and secured parking garage with 860 car parking spaces
- Central downtown location, with easy access to all points within the city
- Perfect location for Boston and suburban companies to diversify locations
- Environmentally friendly building materials
- Close to retail and entertainment venues
- Close Proximity to Mercantile Center

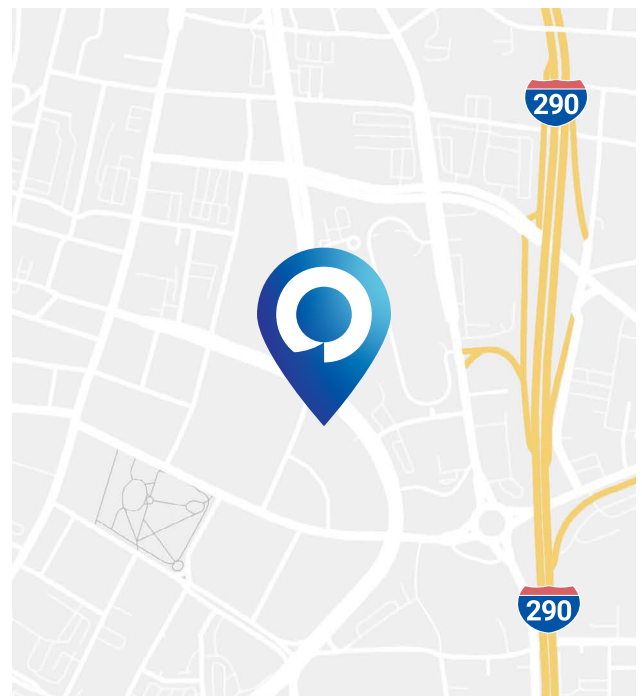


WHY WORCESTER?

Worcester is located in the heart of Massachusetts and New England. One Mercantile represents the most exciting mixed-use opportunity to emerge in the city's ongoing and progressive transformation. As the second largest city in the northeast, Worcester has experienced vibrant growth highlighted by an active diverse culture, multibillion-dollar public/private investment, a robust healthcare and biotechnology industry and an abundance of nationally recognized colleges and universities. One Mercantile stands at the epicenter of the city's growth and provides a unique opportunity for both office and retail businesses.

One Mercantile is poised to take advantage of the many assets available in this dynamic and distinct environment:

- A city of iconic buildings and energized leadership
- Thriving downtown that includes office, medical, retail and residential space in the heart of the business district
- Educated workforce drawing from more than 38,000 college students
- Central location among Boston, Springfield, Providence and Hartford, featuring rail, bus and air service
- State-of-the-art telecommunications infrastructure
- Diverse business economy including health care, medical research, life sciences and biotechnology, manufacturing, information technology, financial services and retail
- 65 arts and cultural venues (museums, theater, art galleries), 60 parks, a premier 13,700 seat arena and convention center, and a thriving nightlife
- 18-hour city to work, live and play

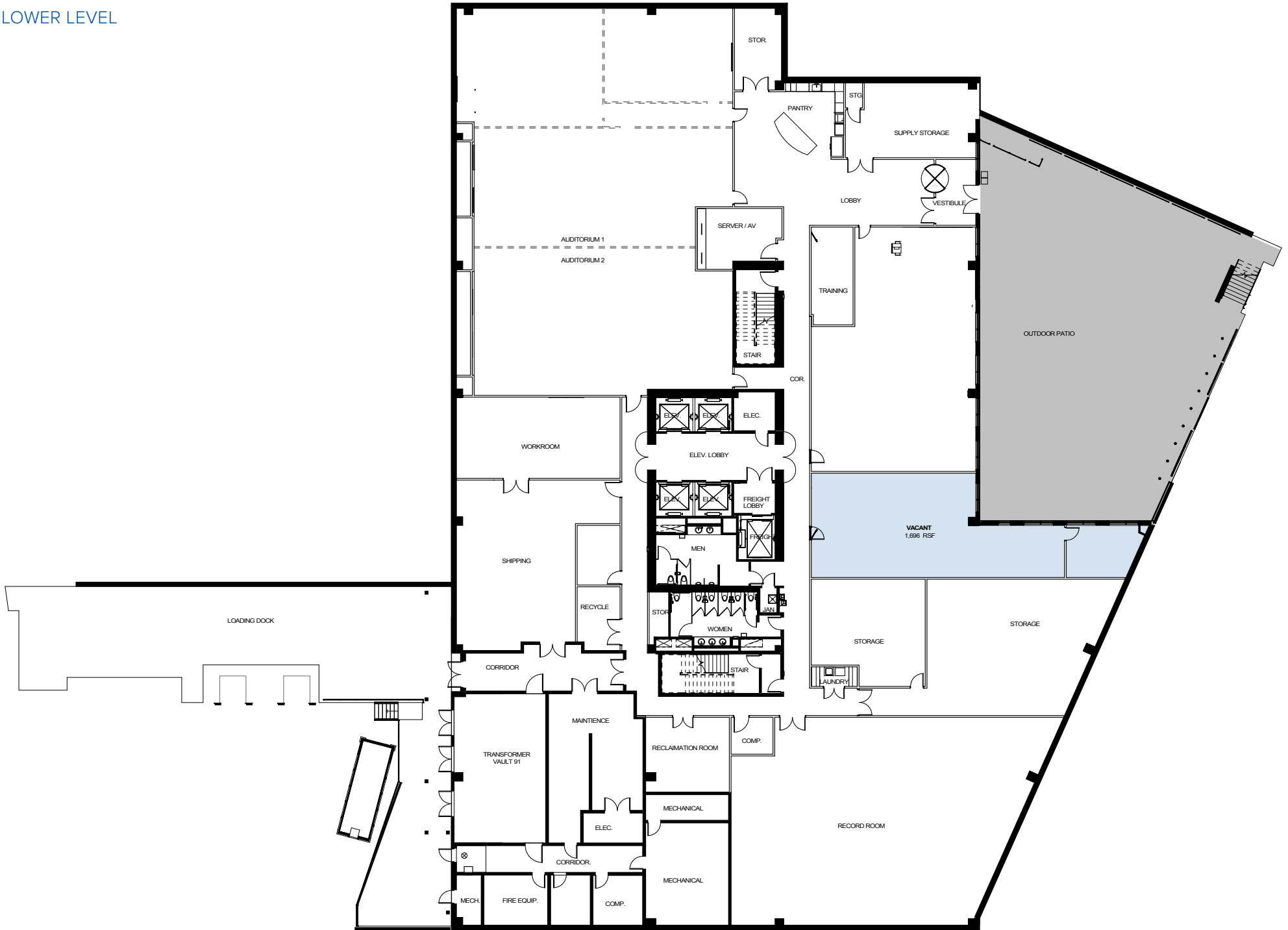


One Mercantile offers its tenant partners an unparalleled level of accessibility, amenities, collaboration and identity and stands as a gateway to success.

PROPERTY MANAGEMENT AND LEASING AGENT

The commercial property management company, Franklin Realty Advisors, is a highly skilled commercial property development and management company. The leasing agent, Kelleher & Sadowsky, is the leading commercial real estate brokerage firm in Central Massachusetts, as well as a top-ranked brokerage firm by volume in New England. Together, over the past several years, they have worked successfully on three properties similar to the current initiatives at One Mercantile. These properties include: Mercantile Center, Worcester Business Center, and Southbridge Innovation Center.

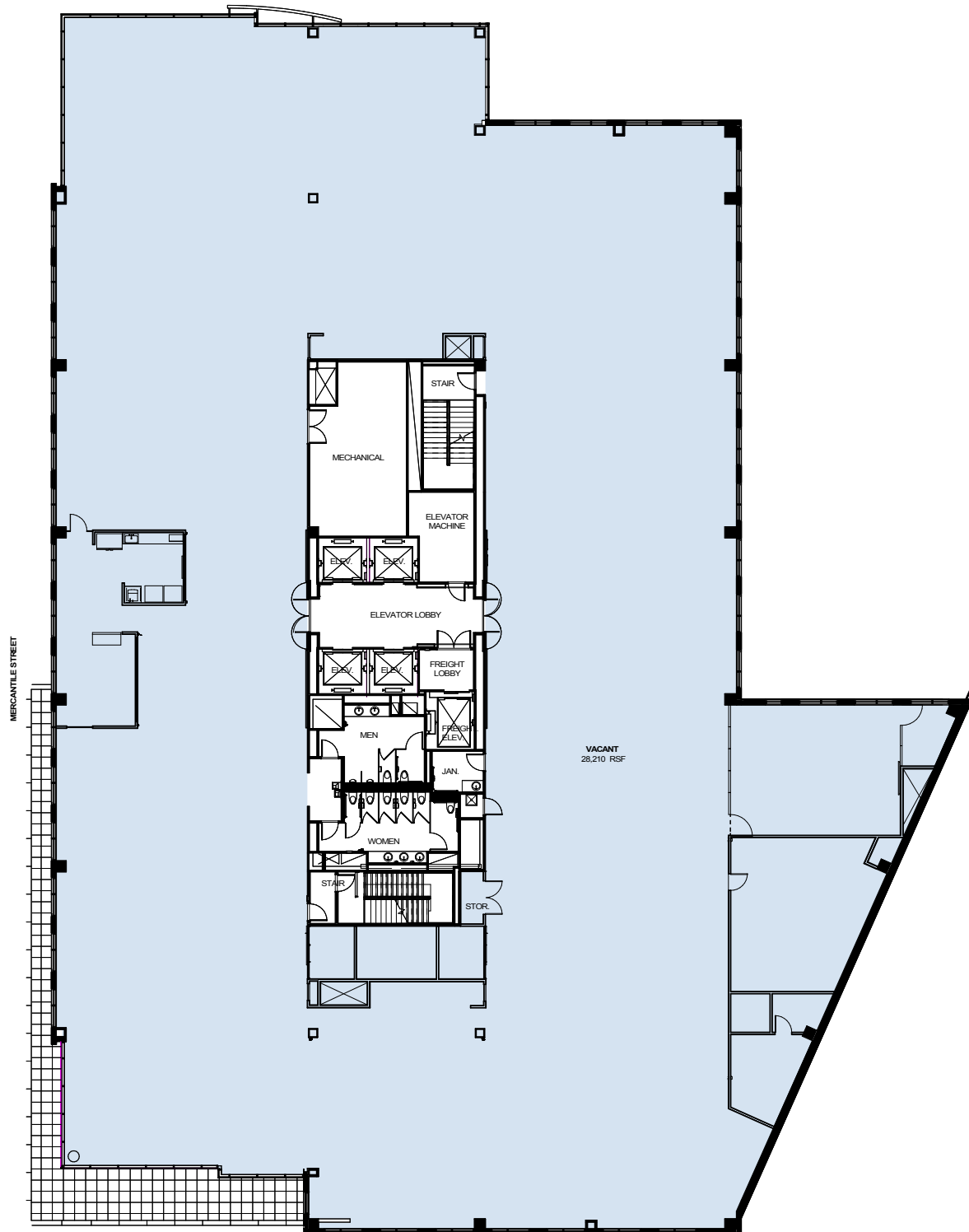
One Mercantile
LOWER LEVEL



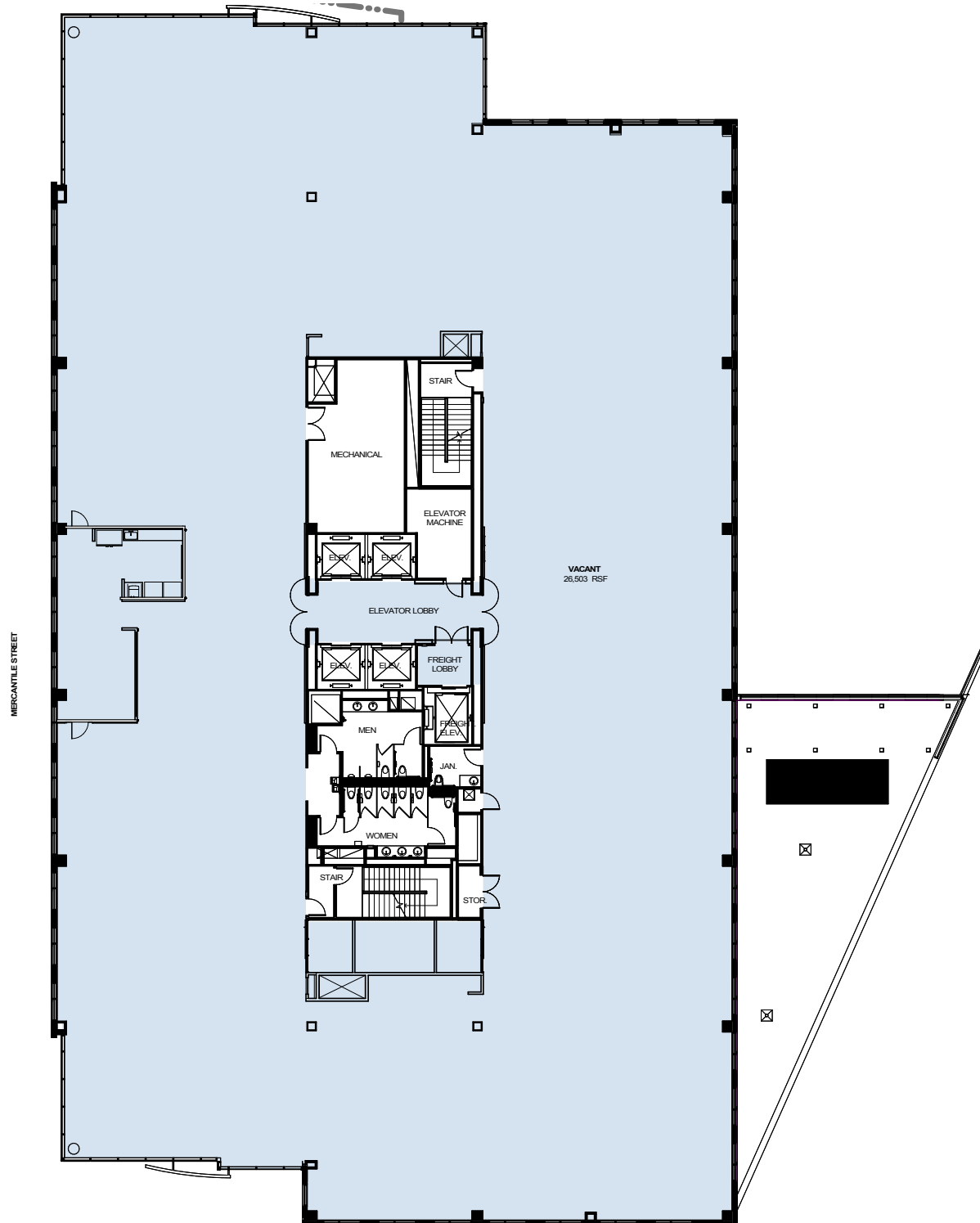
One Mercantile
FIRST FLOOR



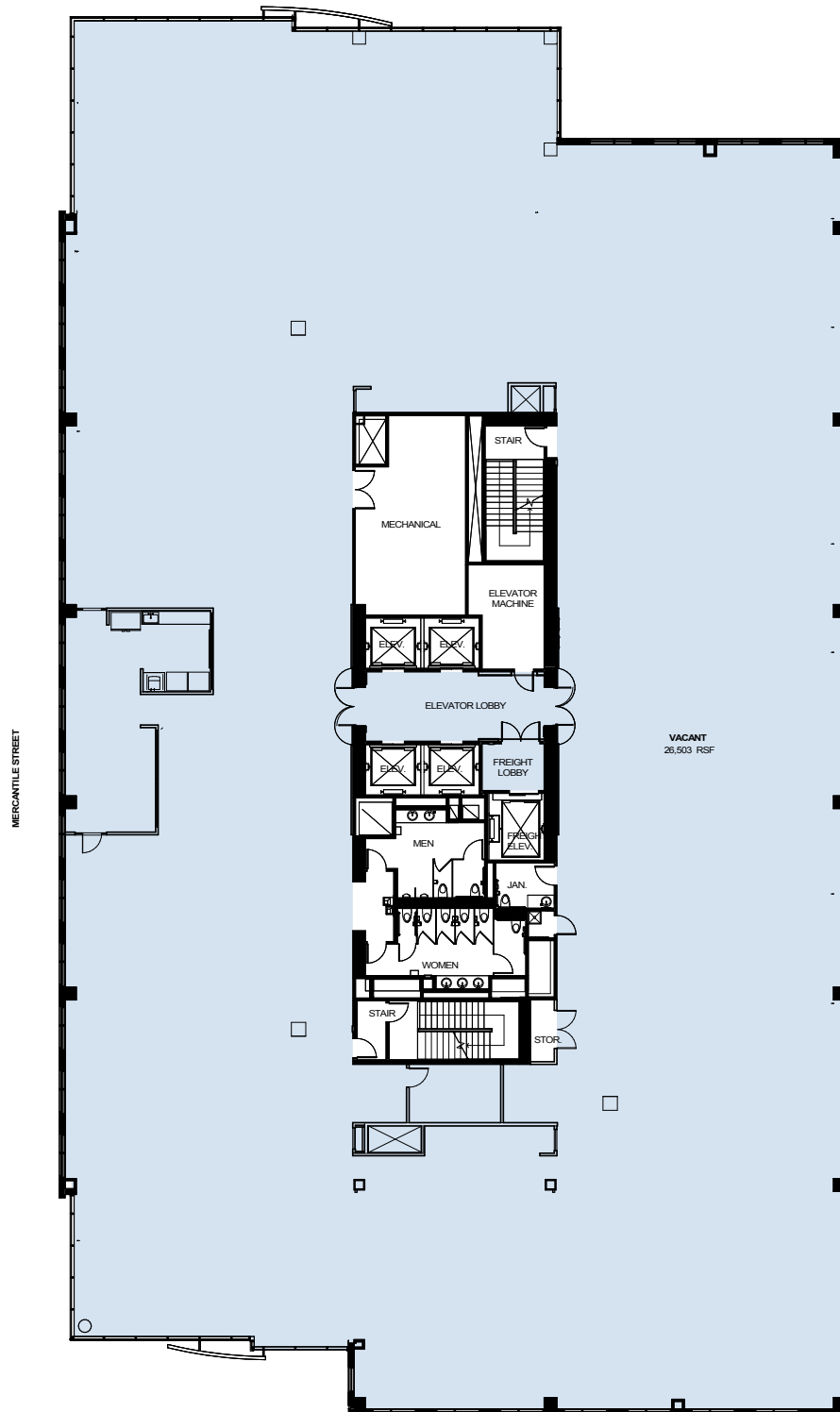
One Mercantile
SECOND FLOOR



One Mercantile
THIRD FLOOR



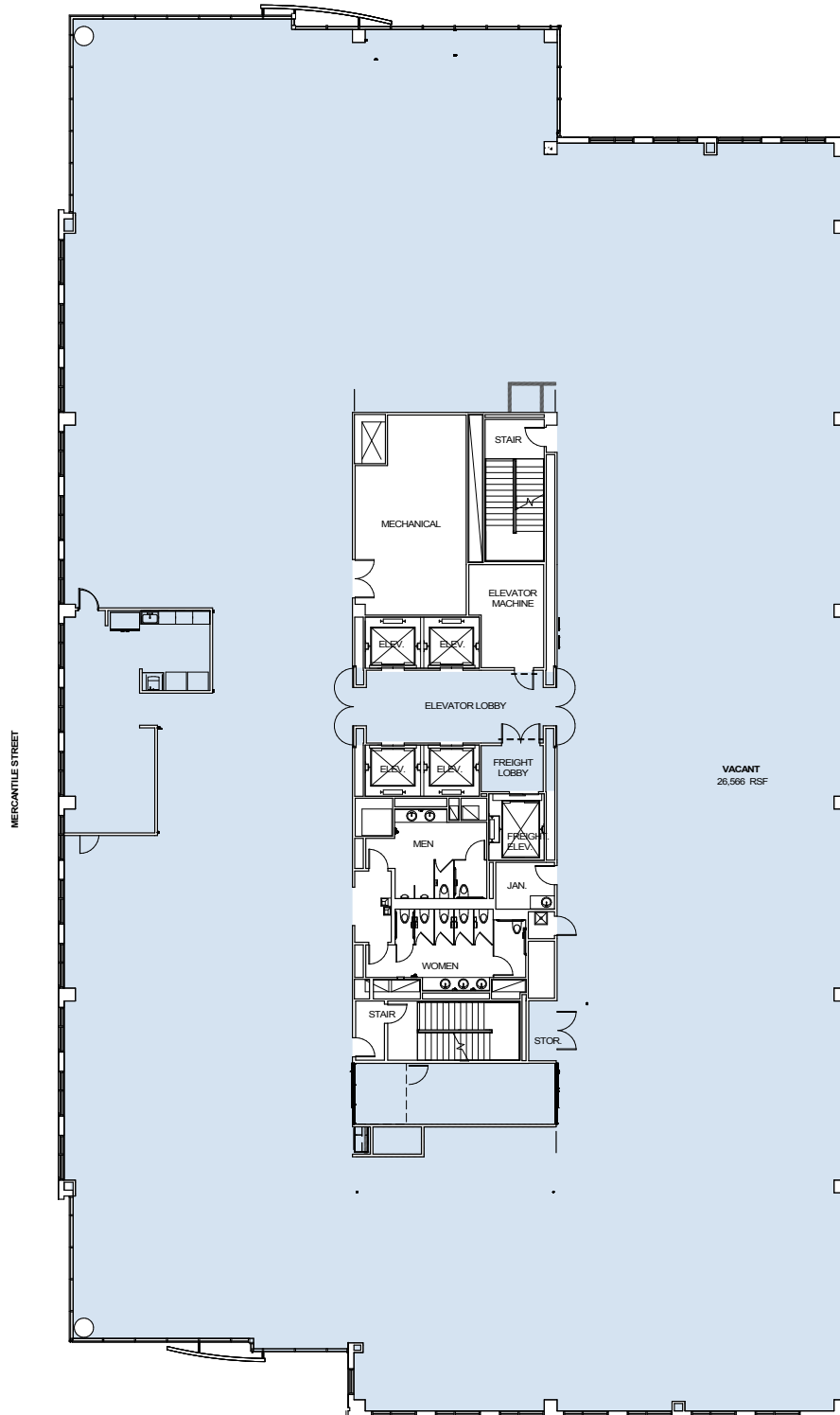
One Mercantile
FOURTH FLOOR



One Mercantile
FIFTH FLOOR



One Mercantile
SIXTH FLOOR



One Mercantile
SEVENTH FLOOR

